



GSA National Capital Region

September 30, 2016

Mr. Marcel Acosta
Executive Director
National Capital Planning Commission
401 9th Street, NW, Suite 500
Washington, DC 20576

RE: Request for Review of Amendment #1 to the Revised Master Plan at The Yards (Southeast Federal Center)

Dear Mr. Acosta:

Per the Memorandum of Understanding (MOU) between the U.S. General Services Administration (GSA) and the National Capital Planning Commission (NCPC) regarding NCPC's development plan review responsibilities for The Yards, please accept this design submission package for Amendment #1 to the Revised Master Plan. We kindly request review by the Commission at its November 3, 2016 meeting.

Amendment #1 to the Revised Master Plan accommodates changes and adjustments to 2007 Revised Master Plan. This revision will have no additional impact on the SEFC site as it will maintain similar medium density and square footage of development associated with 2007 Revised Master Plan. It will, however, address changes in aesthetics, land use patterns, updates necessary to respond to changes in planning and zoning requirements, and construction phasing that are inconsistent with the 2007 Revised Master Plan. These include the introduction of changes permitted under the newly amended Height Act, changes in DC Zoning requirements, evolution of retail development, the intention to introduce hospitality use, as well as corrections and adjustments to the Master Plan illustrations.

The Amendment #1 to the Revised Master Plan depicts 2nd Street, SE as a vehicular street and is unchanged from the previously approved 2007 Revised Master Plan. GSA is currently working with DC Water related to existing below-grade sewer infrastructure and transportation access along 2nd Street, SE. Should any changes arise from those discussions that change the use of 2nd Street, SE from the 2007 Revised Master Plan, GSA will submit an amendment accordingly.

In accordance with the National Environmental Policy Act, an Environmental Impact Statement was completed May 28, 2004 and the Record of Decision (ROD) signed May 17, 2005. This Amendment #1 has no additional cumulative impact above the impacts denoted in the 2007 Revised Master Plan and original 2005 NEPA ROD. In addition, there are no updates or changes to the Historic Preservation Guidelines. As such, this 2016 Amendment #1 to the Revised Master Plan will supersede the 2007 Revised Master Plan.

In accordance with NCPC requirements, we are enclosing one CD and one hard copy of the submission.
If you have any questions, please contact Danielle Breaux at (202) 288-1298.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mina Wright', with a long horizontal stroke extending to the right.

Mina Wright
Director, Office of Planning and Design Quality